

## MINUTES

### **Farmland Protection Program Durham Soil and Water Conservation District 721 Foster Street Durham, NC 27701**

Meeting Number: 12 (Farmland Advisory Board)    Date: November 19, 2008

#### **Advisory Board Present:**

Neil Frank- At Large  
Talmage Layton- Falls/Lick Creek VAD  
Bo Glenn, Open Space Representative  
Douglas Daye- Flat River VAD  
Allen Powell- At Large  
Becky Heron- County Commissioner  
Kathryn Spann- Soil & Water Representative  
Gus Gray – Cape Fear VAD  
Billy Cooley, Farm Bureau Representative

#### **Others Present:**

Eddie Culberson, Director Soil & Water  
Lisa Marochak, Soil & Water  
Jennifer Brooks, Soil & Water  
Jane Korest, Open Space Manager  
Wendy Seddon, Open Space  
Richard Morgart, Tax Administration

1. **Welcome** –Second Vice Chairman Bo Glenn called the Farmland Protection Advisory Board Meeting to order at 8:12 AM.
2. **Minutes** –Last months minutes were read by Chairman Neil Frank. Open Space Jane Korest made a correction to the minutes under the easement section. At Large Allen Powell made a motion to approve the minutes with the correction that Korest pointed out. Gus Gray, Cape Fear VAD seconded the motion. Motion passed without dissent.
3. **Workshop** – Open Space Representative Bo Glenn gave the board members an update on the workshop. Glenn reported that the subcommittee met on November 6<sup>th</sup> and discussed briefly some more details about the workshop. Lisa Marochak with Durham Soil & Water passed out a copy of the invitation she created for the Farmland Workshop. Marochak asked the board to look over the invitation and give her any corrections that need to be made. The board gave Marochak the go ahead to send out the invitation before the next board meeting. Marochak reported that she called Ole NC BBQ and confirmed that they can cater the lunch on January 31<sup>st</sup>. Marochak reported that unfortunately Debbie Roos will not be able to speak at the workshop because she has prior obligations. Marochak reported that Michelle Wallace with Cooperative Extension was unable to attend the meeting today but she may know of someone to speak in the place of Debbie Roos.
4. **Countywide Farmland Plan**- Jennifer Brooks with Durham Soil & Water reported that they had another meeting with Gerry Cohn on October 21<sup>st</sup>. Brooks reported that things have moved slower than she anticipated because it takes time to get paper work back from the State. Brooks reported that she received the paperwork back and she needs to get some signatures today so she can send in the request for the money to come to Durham SWCD. Brooks reported that Gerry Cohen has submitted his tentative proposal for the plan and she sent it out to Korest, Culberson and Seddon to get their feedback. Brooks reported that Cohen will be at the workshop on January 31<sup>st</sup> as one of the speakers.
5. **VAD Update** – Director Eddie Culberson reported that there has been 1 VAD since the last meeting and that is for Mollie Walker. The land is off of Bacon Rd in Rougemont and she has 3 tracks that total about 30 acres. Vice Chairman Talmage Layton made a motion to accept the VAD application for Mollie Walker for 30 acres. Open Space Representative Bo Glenn seconded the motion. Motion passed without dissent.

Culberson reported that Mollie Walker would like to add her name to list for Easement consideration.

**6. Easement Update – (Written by Jane Korest and Wendy Seddon)**

Jane Korest Open Space Manager reported:

***Discussion of Ranking Form***

Korest reviewed changes made by the subcommittee on November 6, 2008 and distributed the Ranking System dated November 19, 2008 and revised definitions. These included changes to the scenic amenities section focusing on the traffic volume changes. The other section that had further refinements included the cultural features section including African American and Native American farm families. Korest reviewed the changes to the bonus points in relation to how farms get the bonus points for public use. Allen Powell brought up some general questions regarding how points were derived on farm size and acreage, but the Board took no action to change the current acreages. (Both for size of “protected area” not just farm easement size and discussion over the 200 acre value.) The changes to the definitions were reviewed, which included expanding the way that points are received for viewshed and attractiveness in order to be more subjective. The Board accepted the revised ranking system dated November 19, 2008, and the revised definitions for use in ranking current farm properties.

***Farms***

Korest presented an overview of farms that expressed interest in participating with an easement. The farms that were in the best shape for ranking were the Anne Ross Farm, Van Ellis Farm, Carrington Farm, and Frances Terry/ Patty Byrd Farm.

Korest reviewed the scoring details in the ranking for each of the four farms highlighting categories where farms had especially strong scores. Korest indicated that the four farms in the best shape were brought to the Board, but that each of them needed a few practical matters worked out before an easement could actually take place. Korest indicated that the staff brought as many “ready” farms as time permitted, to give the Board a feel for what farms were expressing interest in easements and to get direction on what the Board wanted presented to them for future rankings. Factors such as additional desired home sites and the landowner’s readiness were also discussed. Alan Powell noted that multiple home sites could conflict with doing a conservation easement. Korest mentioned that many of the farms initially want more home sites and need to work through that issue before they are ready for an easement. Vice Chairman Talmage Layton expressed concern that in the future the Board needed more time to review potential farms before making a recommendation to the Board of County Commissioners. He suggested setting up a process with cycles for when farms could be considered so that the Board would have more time to make an informed decision. Korest acknowledged that since this was the first year with multiple farms interested and the new application process that the short time frame was a constraint for everyone considering the upcoming State grant deadline. She also requested future feedback from the Board on how much they would like to be involved with ranking future farms. Cape Fear Representative Gus Gray made a motion to recommend the Carrington Farm and the Van Ellis Farm, in that order, with the understanding that any issues will be resolved before the grant application. Open Space & Trails Representative Bo Glenn seconded the motion. Motion passed without dissent.

7. **Set Next Meeting Date** – The board set the next meeting date for Thursday, January 15th at 8:00am for the board meeting and Thursday, December 18<sup>th</sup> at 8:00am for the subcommittee meeting.
8. **Adjourn** – With no further discussion or business, Chairman Neil Frank adjourned the meeting at 10:07am

Neil Frank  
Chairman

Talmage Layton  
Vice Chairman

Bo Glenn  
2<sup>nd</sup> Vice Chairman

